



City Hall Council Chambers  
10722 SE Main Street  
[www.milwaukieoregon.gov](http://www.milwaukieoregon.gov)

## MINUTES

OCTOBER 1, 2019

### **Commissioner Mark Gamba called the Milwaukie Redevelopment Commission (MRC) meeting to order at 7:42 p.m.**

**Present:** Commissioners Angel Falconer, Lisa Batey, Wilda Parks, Kathy Hyzy

**Staff:** Assistant City Manager Kelly Brooks  
City Attorney Justin Gericke  
City Manager Ann Ober

City Recorder Scott Stauffer  
Community Development Director Leila Aman  
Development Project Manager Alison Wicks

### **1. CALL TO ORDER**

### **2. APPROVAL OF MINUTES**

**It was moved by Commissioner Batey and seconded by Commissioner Falconer to approve the minutes of the June 5, 2018, MRC Meeting. Motion passed with the following vote: Commissioners Falconer, Batey, Parks, Abma, and Gamba voting “aye.” [5:0]**

### **3. REGULAR BUSINESS**

#### **A. Community Advisory Committee (CAC) – Discussion**

**Ms. Aman** introduced Ms. Wicks. She provided an overview of the MRC’s work to adopt an urban renewal plan in 2016 and bylaws in 2017. She reported that the urban renewal district had collected over \$270,000 in tax revenue of the end of fiscal year 2019. The group noted that the received income was higher than expected.

**Ms. Aman** explained how urban renewal plans and debt issuance works. She reported that the city’s urban renewal plan called for the MRC to issue debt and fund projects in fiscal year 2021. She recommended that given the list of urban renewal projects, the MRC should delay funding projects for a year beyond what the plan calls for. She suggested that staff and the MRC develop a five-year action plan that includes the 30-year plan incrementally, like the City of Portland had done in the Lents area. She reported that the MRC bylaws require the creation of a Community Advisory Committee (CAC) and commented that staff would come back to the Commission at a future meeting with a process to establish a CAC and develop a five-year action plan.

**Commissioner Parks** and **Ms. Aman** confirmed that the action plan would build on the 30-year list of projects. **Ms. Wicks** remarked on her experience working on the Lents urban renewal plan and the benefits of an action plan to build to the long-term goals.

**Commissioner Batey** asked for confirmation that staff was not proposing that debt be issued in 2022 or 2023 for all urban renewal projects. **Ms. Aman** confirmed that staff was proposing that a conservative approach be taken to issue debt in smaller amounts to fund projects in coordination with local partners to maximize a project’s value. She suggested that more specific financing terms would be known as the MRC got closer to issuing debt.

**Commissioner Gamba** observed that the United States would likely enter an economic recession soon that would lower construction costs. He suggested that might be a good time to pursue as many construction projects as possible. He asked if burying downtown utility wires underground was on the list of urban renewal projects. **Ms. Aman** confirmed some utility work was on the list. The group discussed the cost-per-block of burying utility wires and how-to best time construction work in the next five years. **Ms. Aman** suggested that the city could look at leveraging Capital Improvement Plan (CIP) projects with urban renewal projects to maximize funding and construction projects downtown.

**Commissioner Hyzy** asked which projects staff would prioritize. **Ms. Aman** remarked on the value of economic development projects to help existing businesses improve.

**Commissioner Gamba** and **Ms. Aman** commented on value of using urban renewal funds to bury the utility lines on the block across Main Street from City Hall to leverage the site for future development. The group remarked on whether electrical and utility lines could run together in the same trench.

**Commissioner Batey** noted that by the time staff brought forward an action plan and process for setting up a CAC, the MRC would have a better sense about the economy and revenue generated by the urban renewal district.

**Commissioner Hyzy** asked about the purpose of the CAC. **Ms. Aman** explained how the CAC was laid out in the MRC bylaws to represent different community, housing, financial, and service district interests.

**Ms. Aman** summarized that the Commission consensus was for staff to proceed with developing a five-year action plan and a process for establishing a CAC. She also noted that the Commission agreed with staff's recommendation to delay funding projects for another year.

#### **4. INFORMATION**

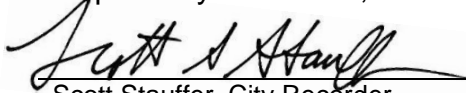
It was noted that the Commission and staff had no additional information to share.

#### **5. ADJOURNMENT**

**It was moved by Commissioner Parks and seconded by Commissioner Falconer to adjourn the MRC meeting. Motion passed with the following vote: Commissioners Falconer, Batey, Parks, Abma, and Gamba voting "aye." [5:0]**

**Commissioner Gamba adjourned the MRC meeting at 8:10 p.m.**

Respectfully submitted,

  
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Scott Stauffer, City Recorder